

City Council  
Atlanta, Georgia

**07-O-0860**

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-49**  
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **930 Mauldin Street, S.E. (aka addressed as 922 Mauldin Street, S.E.)**, be changed from the MR4-B (Multifamily Residential) District to the MR4-A-C (Multi-family Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and Land Lot 13, 14<sup>th</sup> District, Fulton County, Georgia. being more particularly described by the attached legal description and/or survey.

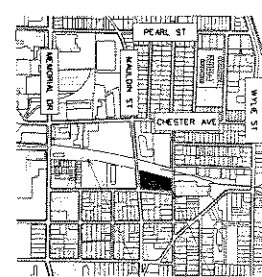
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

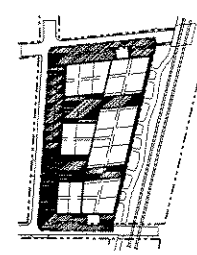
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS ON SUBSTITUTE  
ZONING COMMITTEE – MARCH 12, 2008**

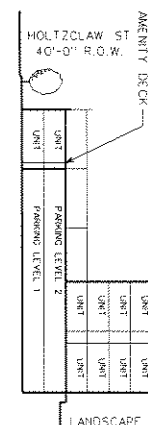
1. That the project match the architectural site plan with notes made by Lord Aeck Sargent dated August 20, 2007
2. That the project match the three elevation sheets with notes, heights, and explanatory detail photographs made by Lord Aeck Sargent dated August 20, 2007. These sheets reflect the material and architectural expression for the development.
3. HOWEVER, the height shall be one story less (3 not 4) along the Beltline and one story less (3 not 4) in the center portion of the Holtzclaw Street view.
4. FAR not to exceed 1.49
5. No less than 150 parking spaces



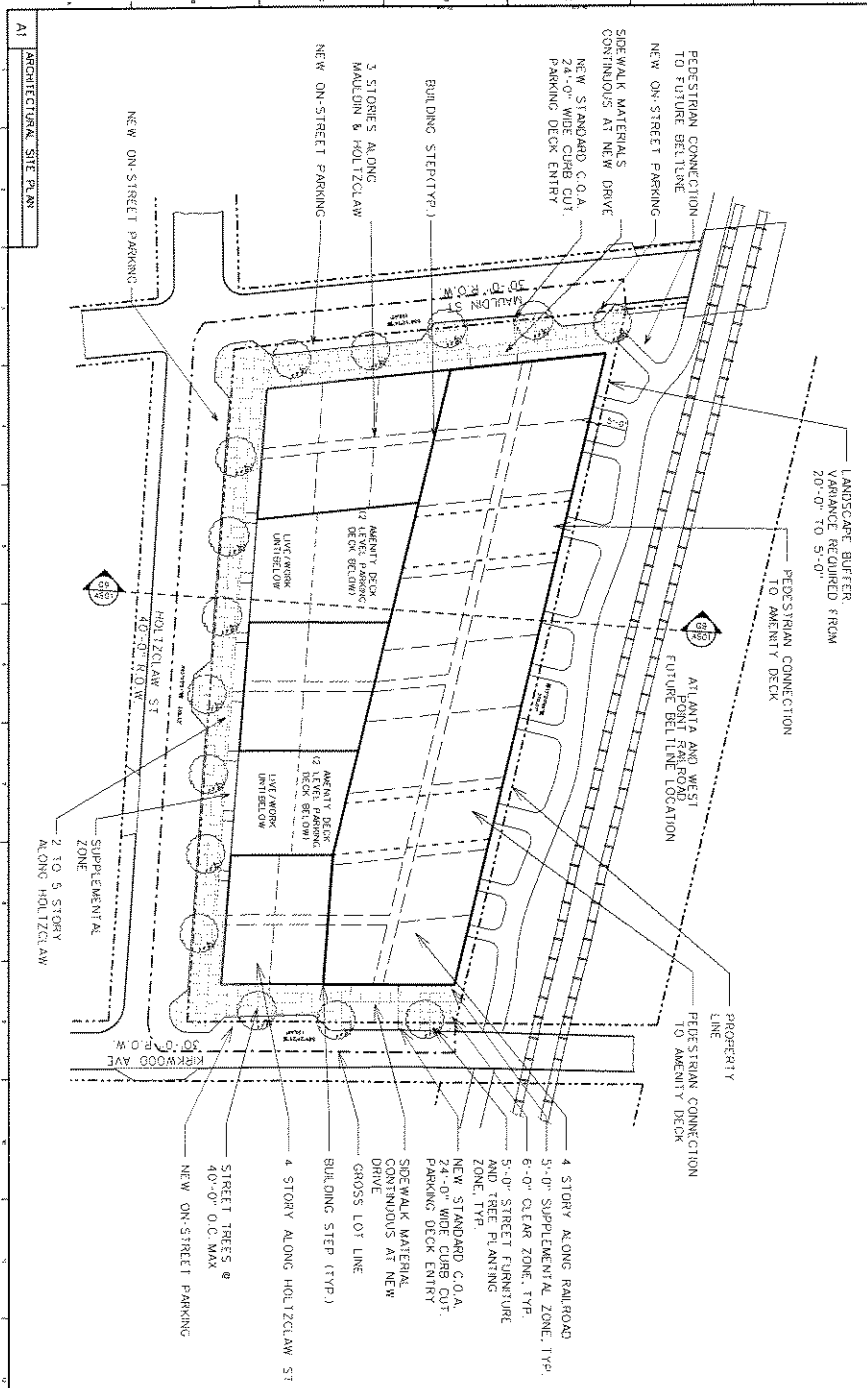
C1 LOCATION PLAN  
N.T.S.



C6 ISOMETRIC OPEN SPACE DIAGRAM  
N.T.S.



C9 SECTION DIAGRAM



A1 ARCHITECTURAL SITE PLAN

**Zoning Analysis**

Project Address	330 Maclin Street
City	Atlanta, GA 30316
Parcel ID	13
Current Zoning	MS-2A
Proposed Zoning	MS-2A

**General Zoning**

Maximum FAR Allowed	3.200
Maximum FAR Proposed	2.100
Maximum FAR Variance	1.100

**Non-Residential FAR**

Maximum FAR Allowed	3.200
Maximum FAR Proposed	2.100
Maximum FAR Variance	1.100

Note: No Non-Residential components provided

**Development Controls**

Total Open Space Required	Percentage	10%
Usable Open Space Required	Percentage	5%
Acres Required	Acres	0.10
Acres Provided	Acres	0.10
Variance		0.00

**Parking Required**

Required Parking	120
Required Parking Percentage	0.85
Acres Required	0.10
Acres Provided	0.10
Variance	

**Max Lot Coverage**

Max Lot Coverage	65%
Actual Lot Coverage	65%
Variance	

**Setbacks**

Side or Rear Yard	20'
Front Yard	20'
Side or Rear Yard	20'
Front Yard	20'
Variance	

**Signage**

Signage	5'
Signage	5'
Variance	

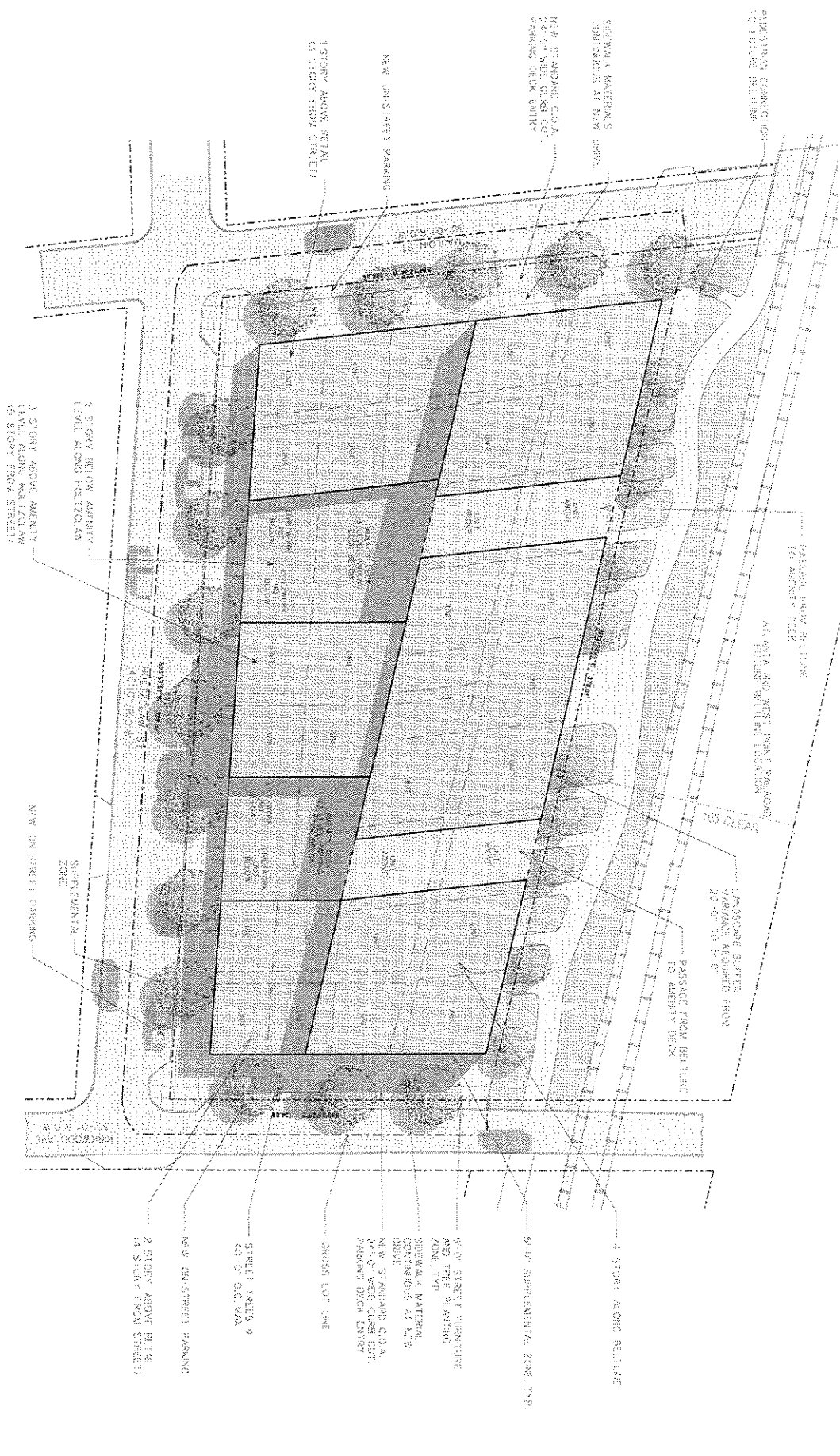
**Other**

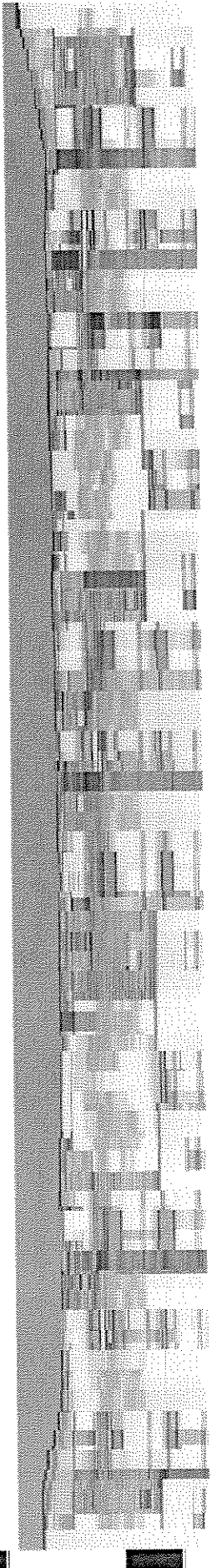
Other	5'
Other	5'
Variance	

# ABSTRACT

2017年12月  
 2017年12月

— 44 —





- Metal Wall Panel System
- Window Wall System
- Painted Aluminum Railing

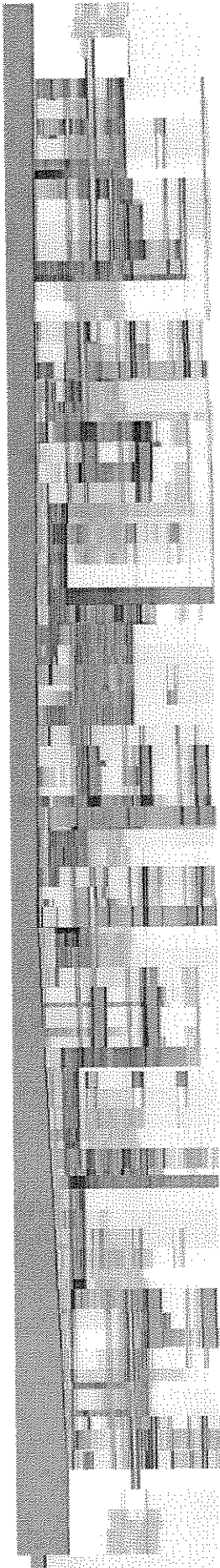
**01. Beltline Elevation**

- Painted Concrete Balcony
- Granite Privacy Wall
- Brick
- Aluminum Frame Grow-Ease
- Painted Metal Canopy

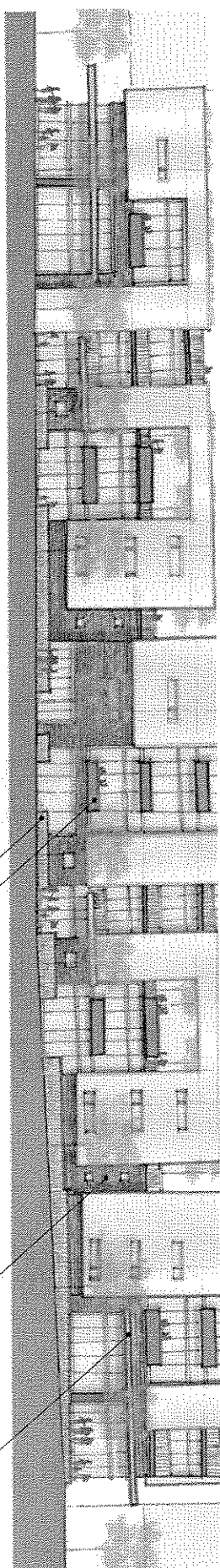
**930 Maudlin Street**

Location: Atlanta, Georgia  
Project No.: 26120-00  
Date: August 20, 2007

**LORD • AECK • SARGENT**  
ARCHITECTURE



- Metal Wall Panel System
- Window Wall System
- Painted Aluminum Railing



- Painted Concrete Balcony
- Granite Privacy Wall
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- Painted Metal Canopy

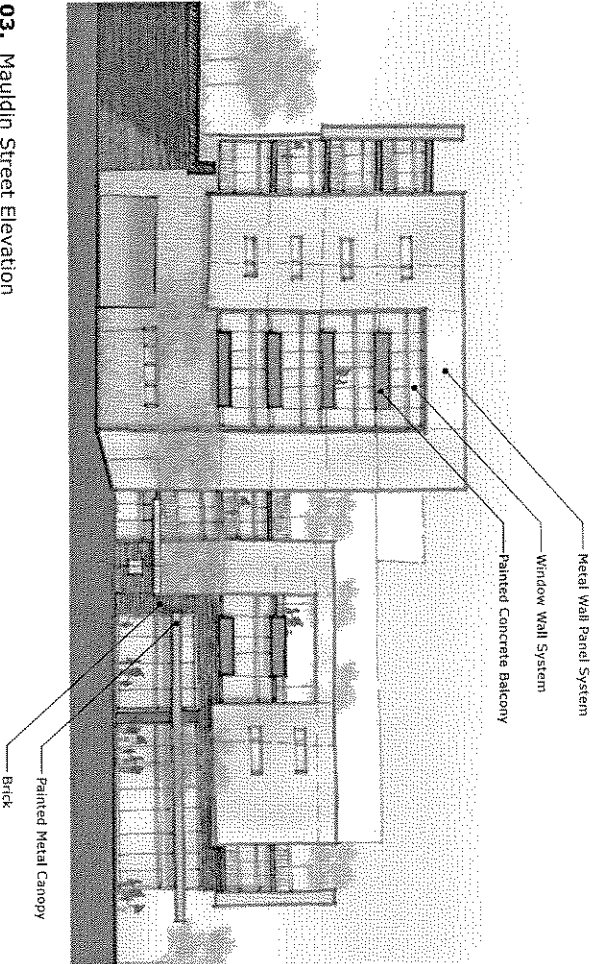
02. Holtzclaw Street Elevation

930 Maudlin Street

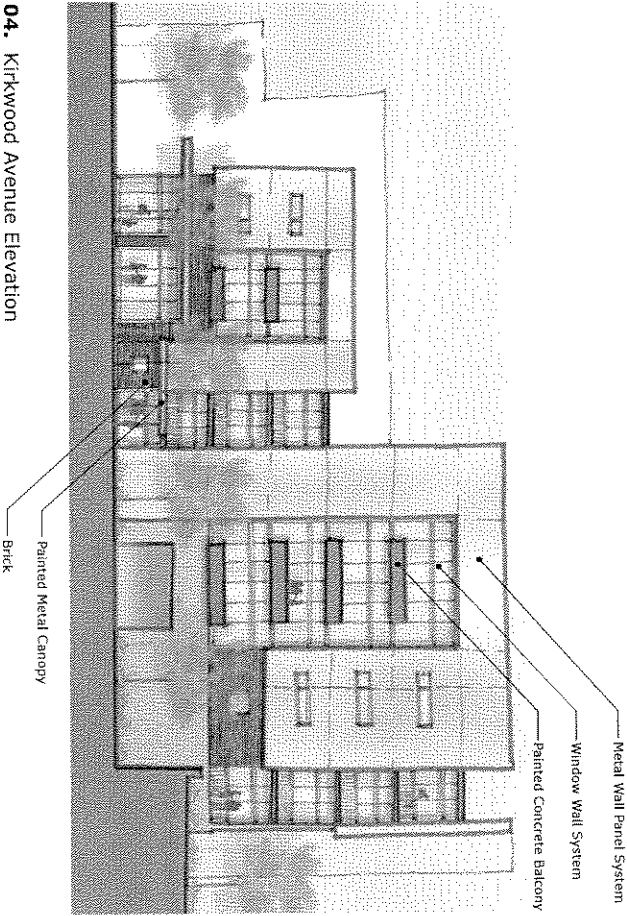
Location: Atlanta, Georgia  
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LORD · AECK · SARGENT  
ARCHITECTS

03. Mauldin Street Elevation



04. Kirkwood Avenue Elevation



930 Mauldin Street

Location: Atlanta, Georgia  
Project No.: 26120-00  
Date: August 20, 2007



2-07-49

RECEIVED  
APR 10 2007  
BUREAU OF  
PLANNING

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14<sup>TH</sup> DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MAUDLIN STREET (30 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET (40 FOOT RIGHT OF WAY) THENCE RUNNING ALONG THE NORTHERLY RIGHT OF WAY OF MAUDLIN STREET IN SOUTHWESTERLY DIRECTION SOUTH 84 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 198.65 FEET TO AN IRON PIN FOUND LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF AN ATLANTA AND WEST POINT RAILROAD RIGHT OF WAY EASEMENT; RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD EASEMENT IN A NORTHEASTERLY DIRECTION NORTH 13 DEGREES 24 MINUTES 49 SECONDS EAST A DISTANCE OF 370.01 FEET TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF KIRKWOOD AVENUE (30 FOOT RIGHT OF WAY) THENCE RUNNING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KIRKWOOD AVENUE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 134.88 FEET TO AN IRON PIN FOUND LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET THENCE RUNNING ALONG THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET SOUTH 03 DEGREES 53 MINUTES 51 SECONDS WEST 339.32 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING; CONTAINING 57,550 SQUARE FEET (1.321 ACRES) ACCORDING TO PLAT OF SURVEY BY A.S.GIOMETTI AND ASSOCIATES, INC. DATED NOVEMBER 22, 2005.